

Municipal Clerk  
Atlanta, Georgia

05-0-0111

AN ORDINANCE

BY: *Hand Shook*

Z-04-151

Date Filed: 12-14-04

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the city of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **170 and 250 Armour Drive, N.E. and also referenced, in terms of address, as 385 Kinsey Court, N.E** be changed I-1 (Light Industrial) District to the R-4 (Single Family Residential) District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lots 102 and 103, 17<sup>th</sup> District, Fulton County, Georgia.  
, being more particularly described by the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffix "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

**Legal Description For ± 38.279**  
**Clear Creek and Armour Drive/ Brookwood Community Club**  
**Rezoning Application: Parcels 1, 3, and 4**

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All that tract of land lying and being within Land Lots 102 and 103 of the 17<sup>th</sup> District of Fulton County, Georgia within the City limits of Atlanta, more particularly described as:

COMMENCE at the iron pin set at the Land Lot Line between Land Lots 103 and 57 along the west side of the right-of-way of Armour Drive, said point being the TRUE POINT OF BEGINNING;

THENCE proceed North 87 degrees 15 minutes 31 seconds West, a distance of 217.65 feet to a point;

THENCE along the area of a curve to the left having an arc distance of 209.28 feet, said curve having a radius of 244.30 feet and being subtended by a cord bearing South 72 degrees 22 minutes 08 seconds West and a cord distance of 204.09 feet to a point;

THENCE proceed South 51 degrees 59 minutes 48 seconds West, a distance of 2,708.95 feet to a point;

THENCE proceed South 37 degrees 51 minutes 06 seconds East, a distance of 629.10 feet to a point;

THENCE proceed South 37 degrees 59 minutes 12 seconds East, a distance of 359.87 feet to a point;

THENCE proceed South 51 degrees 58 minutes 00 seconds West, a distance of 277.56 feet to a point;

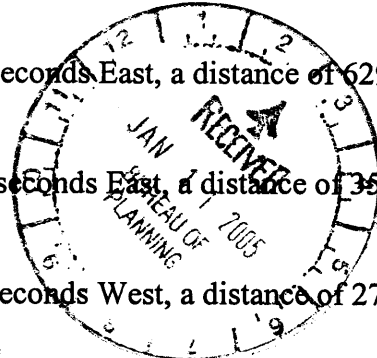
THENCE proceed North 38 degrees 01 minutes 50 seconds West, a distance of 62.01 feet to a point;

THENCE proceed South 51 degrees 58 minutes 00 seconds West, a distance of 262.87 feet to a point;

THENCE proceed North 30 degrees 38 minutes 23 seconds West, a distance of 178.99 feet to a point;

THENCE proceed North 21 degrees 49 minutes 15 seconds West, a distance of 520.55 feet to a point;

THENCE proceed North 29 degrees 18 minutes 16 seconds East, a distance of 181.63 feet to a point;



THENCE proceed North 05 degrees 29 minutes 52 seconds West, a distance of 221.70 feet to a point;

THENCE proceed North 10 degrees 27 minutes 50 seconds East, a distance of 224.60 feet to a point;

THENCE proceed North 59 degrees 18 minutes 05 seconds East, a distance of 200.09 feet to a point;

THENCE proceed North 42 degrees 40 minutes 21 seconds East, a distance of 790.33 feet to a point;

THENCE proceed North 52 degrees 00 minutes 58 seconds East, a distance of 413.67 feet to a point;

THENCE proceed North 28 degrees 53 minutes 60 seconds West, a distance of 375.32 feet to a point;

THENCE proceed North 48 degrees 14 minutes 21 seconds East, a distance of 208.87 feet to a point;

THENCE proceed North 78 degrees 56 minutes 31 seconds East, a distance of 107.04 feet to a point;

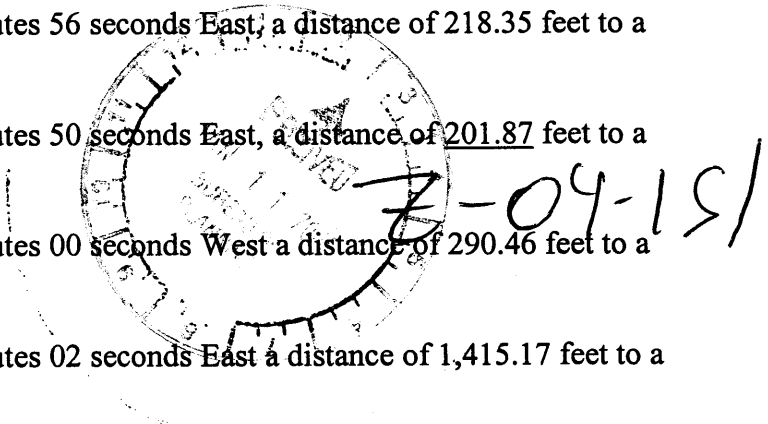
THENCE proceed North 37 degrees 07 minutes 56 seconds East, a distance of 218.35 feet to a point;

THENCE proceed North 00 degrees 54 minutes 50 seconds East, a distance of 201.87 feet to a point;

THENCE proceed South 74 degrees 50 minutes 00 seconds West a distance of 290.46 feet to a point;

THENCE proceed North 67 degrees 54 minutes 02 seconds East a distance of 1,415.17 feet to a point where an iron pin is set;

THENCE proceed South 02 degrees 12 minutes 04 seconds West a distance of 728.74 feet to a point, said point being the TRUE POINT OF BEGINNING.



#223

**05-0-0111**  
(Do Not Write Above This Line)

AN ORDINANCE Z-04-151  
BY: *Hand Shook*

An Ordinance to rezone property from the I-1 (Light Industrial) District to the R-4 (Single Family Residential) District, located at 170 and 250 Armour Drive, N.E. and also referenced, in terms of address, as 385 Kinsey Court, N.E., fronting approximately 3100 feet on the northerly side of Armour Drive and bordered on the north by Clear Creek. Depth: Varies. Area 38.279 acres  
Land Lots 102 and 103, 17<sup>th</sup> District, Fulton County, Georgia.  
OWNER: BROOKWOOD HILLS COUNTRY CLUB, INC.  
APPLICANT: BROOKWOOD HILLS COUNTRY CLUB, INC.  
NPU-F COUNCIL DISTRICT 7

- ☐ CONSENT REFER
- ☐ REGULAR REPORT REFER
- ☐ ADVERTISE & REFER
- ☐ 1st ADOPT 2nd READ & REFER
- ☒ PERSONAL PAPER REFER

Date Referred 1/18/05  
Referred To: ZB3 + Zoning  
Date Referred \_\_\_\_\_  
Referred To: \_\_\_\_\_  
Date Referred \_\_\_\_\_  
Referred To: \_\_\_\_\_

First Reading  
Committee \_\_\_\_\_  
Date \_\_\_\_\_  
Chair \_\_\_\_\_  
Referred To \_\_\_\_\_

Committee

Date

Chair

Action

Fav, Adv, Hold (see rev. side)

Other

Members

Committee

Date

Chair

Action

Fav, Adv, Hold (see rev. side)

Other

Members

Refer To

Refer To

Committee

Date

Chair

Action

Fav, Adv, Hold (see rev. side)

Other

Members

Committee

Date

Chair

Action

Fav, Adv, Hold (see rev. side)

Other

Members

Refer To

Refer To

- FINAL COUNCIL ACTION
- ☐ 2nd
  - ☐ 1st & 2nd
  - ☐ 3rd
  - ☐ Consent
  - ☐ V Vote
  - ☐ RC Vote

CERTIFIED

MAYOR'S ACTION